

**Town of Milton
Planning & Zoning Meeting
Milton Library, 121 Union Street
Tuesday, July 19, 2011
7:00 pm**

**Minutes are not Verbatim
Transcriptionist: Helene Rodgville**

1. Call Meeting to Order
2. Roll Call of Members

Joanne Mattioni	Present
Lynn Ekelund	Present
Dick Grieg	Present
Don Mazzeo	Present (Chairperson)
3. Additions/Corrections/ to the Agenda
Don Mazzeo: Do we have any additions or corrections to the Agenda as it has been posted?
4. Approval of agenda
Don Mazzeo: Approval of the agenda.
Joanne Mattioni: I make a motion to approve the agenda.
Lynn Ekelund: Second.
Don Mazzeo: All in favor say aye. Opposed. Motion carried.
5. Approval of minutes of June 21, 2011
Don Mazzeo: Are there any questions, comments or corrections to those minutes?
Lynn Ekelund: Move to approve the minutes of June 21, 2011.
Joanne Mattioni: Second
Don Mazzeo: All in favor say aye. Opposed. Motion is carried.
6. Business
 - a. **Rezoning Application**
Discussion and possible vote on an application from Raymond and Catherine Sachs for the Rezoning of the properties located at 302 and 304 Atlantic Street an R-2 zoning (residential) to an R-3 zoning (residential). The parcels are further identified by Sussex County Tax Map and Parcel No 2-35-20.88-00, 88.02, 89.00 and 89.02
Don Mazzeo: Do we have representation from the applicant? Please state your name and address. That's for recording purposes only.
Catherine Sachs, 30768 Mills Ridge Road, Lewes, DE.

Raymond Sachs of the same address.

Don Mazzeo: You are in front of the Planning & Zoning Commission this evening for a discussion for rezoning of parcels that are apparently in your names, from an R-2 to an R-3 zone. I have records in previous history that identify several changes that go back to and include some time in October, 2004 and May of 2007; and if you would like to present your case to the commission, as to what, why, how and give us all the details that we would then be able to discuss.

Raymond Sachs: We purchased the two pieces of property, 302 and 304 Atlantic at least five years ago and my wife has done a number of homes here in the Milton area; rehabbed one home and built another home from scratch. We've seen what has happened to the real estate market in this part of the country, and particularly in Milton and have thought about whether it would make more sense and be more attractive to consider this for an R-3 zoning. We looked at the availability of R-2, which is enormous in the number of properties that are zoned in that category and saw that it was a limited number of properties available in R-3. We were encouraged by people in the town to think about doing something different; trying to bring an idea that might generate some enthusiasm for building in the town. It's been a pretty quiet couple of years. That's sort of my perspective.

Catherine Sachs: Well much has happened during the ownership of this property. We looked at R-3 zoning a few years ago and this was prior to Chestnut Crossing being constructed and just at the time of the finish of Cannery Village; and it seemed, according to members of committees that we may have a problem because of the Round Pole Branch. We have spent a lot of time with engineers on this property. We have had wetlands delineated more than once. The two properties, when we bought 302; at the time of settlement we realized and obviously the owner did not know this, there are actually 3 parcels on that property. So there are three building lots there. We purchased 304 and that was a very large piece of property; we had it divided into two. We have written commitments from Tidewater that the EDU's would be available; we had Post Survey survey the property and according to setbacks and wetlands, the plan that you were given is what they have come up with. It is not an engineered plan, but it does meet requirements according to the Fire Marshall and the setbacks of the town. Because these lots were never officially joined, we have an entrance on one side of 302 and an entrance at 304. So we would like to create a one way street in and out and we've seen that done in other developments around the area; so I think we are asking for, in this plan, a 20... A cul de sac. But the plan shows for a 20 wide X 40 foot townhouse residence; so it's a very preliminary plan; but the advice of real estate brokers that we've had is that this property gets a lot of attention on-line; but it never develops into anything. So we would like to create a little

revenue for ourselves and create a little revenue for the town, so that's the idea of the project.

Don Mazzeo: Just for the record, we would like to note that the Town Solicitor has arrived.

Seth Thompson: And I apologize to the Commission; I was at a Council Meeting.

Don Mazzeo: You mean you've put the Council Meeting above Planning & Zoning? I don't understand.

Seth Thompson: That one just started earlier, that's all.

Don Mazzeo: Okay. In a nutshell, you're basically asking to change from an R-2 to an R-3, so that you can erect townhouses?

Catherine Sachs: Yes.

Don Mazzeo: That's the nut of what we're talking about this evening.

Catherine Sachs: Exactly.

Don Mazzeo: Okay. I will open this up to the Commission for questions, queries, concerns. Do I hear any?

Lynn Ekelund: I have one preliminary question and I don't know whether the public should have been notified as to this hearing. I know that for certain things; and I'm asking this question of the Town Solicitor; because I know that I've had some telephone calls and some conversations about this rezoning issue and I don't see anyone here.

Seth Thompson: In the process, you're under Section 220-88 and the remainder there. What the Commission would do would be provide an advisory report and you have to do so within 45 days in writing; the matter then goes in front of Town Council for its approval. That's when notification has to go out to the neighboring properties.

Don Mazzeo: It's at the Town Council Meeting that they would get notified from all the surrounding properties.

Seth Thompson: That's exactly right; as well as the newspaper publication.

Don Mazzeo: All notification goes out at Town Council Meetings.

Seth Thompson: It does.

Joanne Mattioni: It's my understanding that the issue that we're dealing with tonight is simply the rezoning from R-2 to R-3. We are not supposed to, nor do we need to, address what they're going to use the property for. That is not within our purview right now. Right now it's simply do we approve them changing it from R-2 to R-3.

Seth Thompson: I think that's a fair statement. It's very helpful to see what concept you have, obviously, that would come at a later date in terms of site plan approval and whatnot; so I think, that's right. The issue today is simply the rezoning.

Joanne Mattioni: Just changing the rezoning.

Don Mazzeo: Ultimately then Council will get a recommendation from us; indicating yes or no and they still have their opportunity to override our recommendation.

Seth Thompson: They do. Now there is a super majority requirement in the event that you vote to disapprove. Let me confirm. Yes, Section 89, if the Planning & Zoning Commission recommends disapproval of the proposed amendment or recommends disapproval of the proposed amendment or recommends modification thereof, the Council shall not act contrary to such disapproval or recommendation; except by a 4/5 vote. Which is interesting, because the Council has 7 people.

Don Mazzeo: I don't know how you do that.

Joanne Mattioni: I personally see no problem with rezoning it. They've had the property for some time and they plan to do something in the future with it. Unless it's against some kind of ordinance or code, which I don't think it is, I can't see any reason for us to refuse it.

Don Mazzeo: Well multi-family would then fit the category of R-3.

Joanne Mattioni: But we have nothing to do with that. All we're simply doing is..

Don Mazzeo: Under R-3, you have the ability to put multi-family.

Joanne Mattioni: Yes, to do a multi-family.

Don Mazzeo: Under R-2, you do not.

Joanne Mattioni: But then that would come before the Town Council and then that would be to the public.

Don Mazzeo: They'll come back to us.

Joanne Mattioni: Yes, and that would come back to us anyway.

Seth Thompson: At the same time, it's just important to understand too that once you've expanded those uses, as long as they are within those uses, then you're just going to be doing Site Plan review.

Don Mazzeo: Site Plan review; we're not going to be able to negate anything prior to that.

Seth Thompson: Correct.

Lynn Ekelund: I have a question. I have here a small zoning map that Robin Davis provided to me and I'm looking at the property, which appears to be at the entrance to the town limits of Milton. Is that correct?

Robin Davis: Yes, that is correct. The western parcel, next to this, is actually where the lift station is and is part of Cannery Village. Then we hit some out of town properties and then Cannery Village comes back into play at the end of Front Street.

Lynn Ekelund: Gotcha. Reading is not one of my great skills. I'm looking here; it's a color coded map; and it's sort of a brighter yellow than the properties either across the street or adjacent to it and that brighter yellow is checked as an R-2. So that property is currently R-2, whereas all of the surrounding properties in town, are R-1. Is that correct?

Robin Davis: Correct. What you see in Cannery Village, which is next to that, is an R-1, but it's an LPD. There's an overlay on there, that's not shown on this map.

Lynn Ekelund: But from the blue line forward, this would all be R-1?

Robin Davis: Yes, that's the properties heading east towards Chestnut Street from this property. Chestnut Crossing itself and everything in that area is R-1 zoned. Correct.

Lynn Ekelund: On either side of Atlantic? So in October of 2004 the Sachs' came before the Commission and they asked for this parcel to be rezoned from R-1 to R-2; and that rezoning was granted.

Robin Davis: Correct.

Lynn Ekelund: So that's why it is the only R-2 property on either side of Atlantic that is not in Cannery Village.

Robin Davis: Correct.

Lynn Ekelund: And now they're asking for it to be the only R-3 property on either side of Atlantic that is not in Cannery Village.

Robin Davis: By looking at the map, yes.

Lynn Ekelund: By looking at the map. Okay. Thank you. I do have a problem with that.

Robin Davis: The white area that's adjacent... The triangular piece between Cave Neck Road and Front Street, that is white, and designates that the property is out of town. You can't see it from this map, but I've looked closer and I have brought a big map with me. These lots are part of a sub-division called Milton Heights. The Town of Milton has nothing to do with that; that's County. The lots out there are 25' wide; that's kind of like at an angle to that. I do not know the... There's a lot of single family homes out there now, and the parcels are 100', 75' wide parcels; but there are plans for this sub-division which makes them lots of 25' wide; so there is a type of R-3 outside of town; but in our growth area.

Lynn Ekelund: In our growth area, but outside of Milton.

Don Mazzeo: And it abuts this property.

Robin Davis: Caddy cornered. Yes.

Joanne Mattioni: So it wouldn't be the only R-3, but it would be the only R-3 within the town limit. I was under the impression that that wasn't in the town limit, but it has been...

Lynn Ekelund: It is not.

Robin Davis: The white area that you see...

Don Mazzeo: The white is not.

Joanne Mattioni: No, no, their property.

Robin Davis: No, their property is in town.

Joanne Mattioni: Is within the town limits.

Robin Davis: Yes, or we would not be sitting here.

Joanne Mattioni: I didn't realize it went out that far. Okay.

Robin Davis: I wouldn't say the last parcel; because, like I said, the lift station and part of Cannery Village just to the east of it, is in town.

Joanne Mattioni: Personally, I think, any improvement on that land and if they're planning on putting in townhouses, I think it would only benefit the town. It would bring more revenue into the town; it would bring more

taxes into the town and since the property that is abutting them, even though it is not part of the town now, it's within our projected growth area. I see no reason not to grant them the R-3.

Don Mazzeo: Dick, any commentary?

Dick Grieg: I believe what she just said.

Joanne Mattioni: Thank you, Dick. Thank you.

Seth Thompson: Just for the record. Robin, do you know if there are any non-conforming buildings that are of a similar nature; you know, recognizing that they would be the only R-3; but is there anybody that is pre-existing, non-conforming?

Robin Davis: In that area?

Seth Thompson: Correct.

Robin Davis: I do not think so. All along Atlantic Street in town properties look like they have single family homes on there; nothing like a duplex or that type of multi-family home. The Merriweather Development on the other side of the street, which has no...

Joanne Mattioni: Aren't there duplexes on Mulberry? I thought there were.

Robin Davis: Down further, closer to the school, but not in the actual proximity of this. Not on Atlantic Street.

Joanne Mattioni: Okay.

Robin Davis: And on Front Street, it would be the same way. The only thing, like I said, would be the Milton Heights sub-division, but that's in the County.

Don Mazzeo: Legally can an R-2 have a conditional use placed upon it and allow multi-family/townhouse?

Joanne Mattioni: But why would you do that? I mean is there a reason not to grant the R-3?

Lynn Ekelund: I believe there is, yes. I believe...

Joanne Mattioni: I don't think so. What is the reasoning?

Lynn Ekelund: Well, you asked me if there was a reason. Do you want me to answer?

Joanne Mattioni: Yeah.

Lynn Ekelund: I believe that the other property owners on Atlantic Street that are living in properties that are zoned R-1, that do not have the benefit of a Homeowner's Association, rely on the Planning & Zoning Commission to protect their property rights; and from what I've heard from the homeowner's on Atlantic Street, they would have preferred that the parcel not have been rezoned R-2 in 2004; but they certainly do not want something zoned R-3 for a multi-family residence currently; so I feel like I want to protect their property rights.

Joanne Mattioni: I disagree because I think that by putting in; even if you put in townhomes there, I think it would be an improvement to the area and I don't think it's doing anything to the property rights of the other owners

or infringing on their property value. In fact, it probably will raise their property value. And it will be a benefit to the town.

Don Mazzeo: There is definitely a benefit to the town, with multi-family; in the fact that theoretically we can have...

Joanne Mattioni: Well, it's not actually multi-family. What you're doing is you're putting in townhouses; they're not single-family dwellings; but you're not putting in apartment houses.

Don Mazzeo: They're attached family dwellings, single-family dwellings.

Joanne Mattioni: Which would be a multi-family.

Lynn Ekelund: Well what we have is we have a drawing that shows townhouses.

Joanne Mattioni: This is preliminary.

Lynn Ekelund: If we approve R-3, it doesn't necessarily mean that this drawing won't turn into an apartment complex.

Joanne Mattioni: Well at that time...

Lynn Ekelund: It doesn't necessarily mean.

Don Mazzeo: It can't.

Raymond Sachs: Doesn't an apartment house require zoning other than R-3?

Joanne Mattioni: Yes. So it cannot be an apartment house.

Lynn Ekelund: What zoning does an apartment house require?

Joanne Mattioni: Robin.

Lynn Ekelund: I just see here R-3 multi-family dwellings.

Don Mazzeo: Which could be defined as two individual homes, attached.

Joanne Mattioni: Townhouses.

Don Mazzeo: Can be.

Lynn Ekelund: Can be. But it can also be defined as an apartment.

Don Mazzeo: Can be and that would be at the time and place when or if R-3, in fact, is approved and the zoning is changed. That when they come through with a preliminary drawings and plans and an application, then we have the opportunity to say yes, no or otherwise.

Joanne Mattioni: That would be the time.

Lynn Ekelund: And I'm not disagreeing with that; what I am saying is that by rezoning it to R-3, you open the possibility to put a multi-family dwelling or apartment on the parcel. I'm not saying that it wouldn't have to be approved; I'm saying that if it is R-3, it is a possibility.

Seth Thompson: And that is correct.

Lynn Ekelund: Thank you, Seth.

Seth Thompson: Because, again, if you look at multi-family dwellings; it's a permitted principle use under R-3 and if you would note under Section F; sub-section F; there's townhouses, which are included, as well and therefore, those are separate entities. That's why they're defined separately. The definition under our multiple family dwelling: "A building containing 3 or more dwelling units with shared or individual entrances

and/or other essential facilities and services. This term shall not be deemed to include motel, hotel, rooming house or other accommodations used for more or less transient occupancy.”

Joanne Mattioni: I don't think an apartment house would get approved, personally.

Don Mazzeo: However, if it has already been zoned R-3, it already allows it to happen.

Joanne Mattioni: But they still have to come through to get the approval process.

Don Mazzeo: Only for site plan review, but not necessarily for the specifics on the footprint. I mean, we would look at the footprint to say is it too big, too small, too tall; however, the use of that R-3 has now been granted for an apartment building. All things being equal, the Sachs are sitting here tonight as owner's of that property. They so choose to put in we'll call townhouses, based on their conversation with us; does not preclude them from leaving here, after they've gotten... Not leaving here; leaving town after Council has given approval; assuming that they do; then to turn around and sell that parcel of property to anyone who has the highest bid that they so choose; and those people would have the right to put up anything that falls within the R-3 to include an apartment building. And that is why I have difficulty looking at this piece of property and saying yes; let's convert it over to an R-3. It is not your person's that I'm speaking towards; I'm looking at it as a generic and saying what is good for the town. What's good for you is probably the best of what you've presented to us. But, in my opinion, this would be overuse for that parcel of property and it would not fit within the surrounding properties that are adjoining it.

Raymond Sachs: You're saying “if” it would be used as an apartment house; suppose we stipulated and created a legal document...

Don Mazzeo: I don't know if you can do that here.

Raymond Sachs: That limited what use...

Seth Thompson: The problem is really, it wouldn't be binding on any of your heirs or assigns; is really kind of the issue. The other thing, too, spot zoning with conditions, is kind of... When you started doing that, I really view it more as a spot zoning issue; that you're saying we're going to zone this for this, because we expect this item to be there. The concept of zoning is really supposed to be okay, we're going to have some balance and some flow to the town, so that things are next to each other and in some orderly fashion. I think the problem is when you start zoning for particular use within a particular district, I think then raises some flags in terms of spot zoning.

Dick Grieg: I think what they're requesting is very reasonable. It's unorthodox and you guys are throwing out possible things that might occur, 30, 40 years from now. Let's deal with today.

Don Mazzeo: I am dealing with today, Dick.

Lynn Ekelund: As am I.

Don Mazzeo: I'm looking at it and saying along Atlantic Street, is that something that would be similar to what is already there? I'm not saying this is a bad particularly designed plan, if indeed this were to come forward, I'm not saying that; but I don't believe it fits the nature of the residential area that it's in. That's why I questioned earlier, Joanne, why not let it remain as an R-2 and come in as a conditional use. If indeed, they are very specific and want to put a townhouse in that area; townhouse complex. Then come forward and say I would like to get a conditional use on our property that is currently zoned R-2 and we have the opportunity to review that plan under the existing zone, R-2, and, in my opinion, reserves and preserves what is already there. It's an R-2 zone and it will potentially allow a conditional use. I am not in favor, per se, of conditional uses; but that doesn't say there is no reason you not to come back in and ask. Go to see Robin and say I want to go to the Council and request a conditional use.

Seth Thompson: I looked it up. Section 220-80 does provide for a conditional use in this kind of scenario. Honestly, you have very broad conditional use language.

Don Mazzeo: Oh yes, you've got a river wide.

Dick Grieg: I've been away for a couple of weeks, thanks to the hospital. We were discussing when I was last here, a motel. I spoke out against it and everybody else liked it. Has it passed?

Don Mazzeo: That has preliminary approval at this point; they still have to return to us with their final plans and for us to give final approval. But they have been preliminarily approved.

Dick Grieg: That motel is going to be damaging to the quality of life in this town.

Don Mazzeo: That may well be, Dick, but we're not on that particular topic.

Dick Grieg: I know we're not on that topic; but you'll find two different standards.

Don Mazzeo: Not really, because the...

Dick Grieg: I think you are.

Don Mazzeo: If we're going to go down that path, just for a little short distance...

Seth Thompson: As long as it relates to the subject matter at hand, on the agenda.

Don Mazzeo: I just want to say one thing and we'll stop. The motel/hotel was brought in front of this board, this commission, and that property was zoned commercial; which is a use allowed for that particular parcel. Right now we have a potential applicant and the four of us have the right to say yes or no, as a recommendation to Council; and unless I hear otherwise,

do we have any other additional comments, questions or concerns?

Catherine Sachs: Can I ask a question?

Don Mazzeo: Yes, it's still yours.

Catherine Sachs: If this request is rejected, do we then go back to Town Council for a conditional use or additional whatever the term is; conditional use?

Don Mazzeo: Robin will answer.

Robin Davis: This commission will only make a recommendation to Council; this still, without you doing anything else, has to go back to Council to say yea or nay to. As our Town Solicitor said, if they go against the recommendation of this commission, they have to do it by 4/5 vote. So Council does have the final say. This commission is only recommending if they would say yes or no; or would like that or don't like it.

Catherine Sachs: So whatever the decision is tonight, goes back to the Council.

Robin Davis: Correct and there will be a public hearing, either way.

Seth Thompson: And just to be clear, too; if you decide that you would like to go for a conditional use, perhaps to alleviate some concerns, that would have to be a separate application obviously and would have to be noticed differently than the rezoning application; but that could be something that you would elect to explore. Obviously Council couldn't consider that... That wouldn't fall under some modification. The notice requirements for a conditional use would have to be complied with.

Raymond Sachs: Let me ask a question then. In making the application for the zoning change, obviously there was a cost involved in that. Is there then a second cost involved in going for an R-2 conditional use; in other words, that's been shelved; so that's not going to move forward through this commission, so I'm asking Robin, what happens to what happens to the cost? Do I have a second cost now to make application for an R-2 conditional use?

Robin Davis: Yes, they are two different applications. Conditional Use is a separate application than a rezoning application. But again, unless you, and I'm going to keep talking until Seth tells me to stop; unless you tonight or sometime in the future say, I have abandoned my rezoning application; this will continue to move forward one way or another; until we get a final answer from Council.

Seth Thompson: And I can tell you that having not analyzed the specific language of your code, in terms of whether you can withdraw or amend and then change from a rezoning to a conditional use. The concept behind the fee is very often to pay for the advertising and that sort of thing and obviously that hasn't been incurred at this stage.

Raymond Sachs: Right.

Don Mazzeo: Could there be...

Raymond Sachs: We are agreed that we would withdraw the R-3 application and we will subsequently make application for an R-2 conditional use.

Don Mazzeo: Under those circumstances, then this application has ceased.

Joanne Mattioni: It's out of our hands.

Don Mazzeo: And thank you for your attendance this evening.

Joanne Mattioni: Just for my information.

Don Mazzeo: Go ahead, we're still on the record. The Sachs' are here and they can stay.

Joanne Mattioni: R-2, what is permitted under R-2?

Seth Thompson: We can take a look.

Don Mazzeo: Here, permitted under R-2. You have a detached, single-family; semi detached single-family, governmental use blah blah blah, parks and non-commercial recreational uses.

Joanne Mattioni: And that wouldn't be under R-1; it would just be single-family houses.

Don Mazzeo: Correct.

Lynn Ekelund: Correct.

Don Mazzeo: However, you go down here, Special Permitted Uses and then you have additionally other possibilities.

Joanne Mattioni: Okay, so you can ask for a Special Permitted Use or Conditional Use.

Robin Davis: And that's a good point by Joanne, because if you were still looking to put townhouses on this, it does not require a conditional use. Townhouses are a Special Permitted Use under R-2.

Don Mazzeo: It still falls under R-2.

Robin Davis: Correct. But it's under R-2 and that's a different application in itself.

Seth Thompson: To confuse the matter.

Robin Davis: Yes that's right.

Joanne Mattioni: But it's a permitted use.

Robin Davis: If you were planning on, just hypothetical, if you were planning on taking this and saying I want to put 12 townhouses on this property as an R-2 zoned; it falls under a Special Permitted Use; that means it does not have to go to Council for approval. The Site Plan gets brought back to Planning & Zoning and Planning & Zoning makes the determination yes or no and then the Final Site Plan is approved by Planning & Zoning.

Seth Thompson: Just if you want for reference, when you go on to the General Code link for the town, your under Section 220-14 for R-2 and then it's sub-section b's paragraph 3 for Special Permitted Use.

Don Mazzeo: Did we answer your questions? We created questions, did we answer some of your questions.

Raymond Sachs: Yes.

Catherine Sachs: I have to say, I'm not sure where we go from here.

Robin Davis: Yes, what we will do is we need to sit down and we need an idea of what you want to do with the property. The steps on, if you want to take this plan and say this is my basic plan; then we can work on it. I do see some issues with this plan.

Don Mazzeo: Not to be addressed tonight.

Robin Davis: Yes, not to be addressed. I've made some notes, but I just want to make you aware that there are some things that need to be tightened up on these plans to be code compliant. But if you were building townhouses under R-2, it would just be a Site Plan Review. You would submit the Site Plan, information, we would do a Preliminary Site Plan; we would have a Public Hearing; after the Public Hearing the Commission would vote; yea, nay or table it with conditions, whatever; and then you would go through the process; get your Final information with DelDOT, Fire Marshall, the outside agencies and then come back.

Catherine Sachs: Well we've done this before in the town and even when we went through this R-2 zoning, there was a hearing and many letters sent by us to neighboring, within 200'; if I remember this correctly, it took us a long time to go through the steps, but the final hearing it was done. We did not have opposition and as far as I know, when I look at the residents, the residents are the same people who were there when we did this R-2 zoning; so I'm not sure if they objected then, why did they not come to meetings or respond?

Robin Davis: That's each individual resident's right or opinion; but the Public Hearing will be if you continued, like I said, the Public Hearing portion and if you have 100 of the residents out there, that support you, then that's the nature of the Public Hearing is the for and against.

Don Mazzeo: And recognize that your change to R-2 was 4 or 5 years ago; whatever the time frame was; and your potential use of the property; and I say potential because what you were looking at then vs. what you might be looking at now, could certainly be different and that would be the time when the Public Hearing is then opened up and if there's 200 people out here, every one of them has the opportunity to speak and submit their opinion and commentary. Again, thank you for your attendance this evening.

Catherine Sachs: Thank you.

Raymond Sachs: Thank you.

7. Adjournment

Don Mazzeo: And there is nothing else on our agenda, do I hear a motion for adjournment?

Joanne Mattioni: I make a motion to adjourn at 7:38 p.m.

Lynn Ekelund: Second.

Don Mazzeo: We have a motion and a second to adjourn. All in favor say aye.

Opposed. Motion carried. Thank you all.